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for living

Dodd M. Kattman AIA, LEED AP, *Principal*  
Jerome T. Nix AIA, *Principal*  
Zachary R. Benedict AIA, LEED AP, *Principal*  
Matthew D. Sparling AIA, LEED AP, *Principal*  
Andrew J. Mitchell AIA, ACHA, *Principal*

February 15, 2022

Mr. Ware Wimberly, *Director*  
Wabash Carnegie Public Library  
188 W. Hill St.  
Wabash, Indiana 46992

**RE: BID RECOMMENDATION**

Dear Ware,

On February 9, 2022 at 3:00 PM, the Wabash Carnegie Public Library received four (4) complete bids for the scope of work defined within the provided Renovation/Addition Bid Package. The lowest base bid received for general construction was provided by Hamilton Hunter Builders, Inc. and included all costs, fees, prices, and permits as defined by the January 10, 2022 Construction Documents and addenda for a total of **\$3,865,972**. In addition to this base bid, the following costs were provided for the respective alternates:

1. Enlarged Vestibule: *ADD \$405,440*
2. Lower-Level Restroom: *ADD \$70,930*
3. Skylight: *ADD \$73,940*
4. Replace Roofing: *ADD \$113,400*

The Contractor's anticipated schedule assumes a March 1, 2022 start with an anticipated completion within 425 calendar days. The provided bid does not include a construction contingency, and, per the bidding documents, the Library would hold this separately to fund any unforeseen conditions during renovation. Additionally, none of the provided bids included the cost for softs costs including furniture, fixtures, or equipment (FFE). This is to be supplied separately by the Library outside of this contract by work performed through subsequent bid packages.

MKM has reviewed the bids and confirms they appear to be complete and recognizes that Hamilton Hunter Builders, Inc.'s bid is the lowest and most qualified in both base bid and base bid with alternates. However, as the provided costs are over the defined budget for the project, we recommend that these bids be rejected and the library refine the scope of the project for future consideration. The complete bid tab has been enclosed here for your reference and review.

Sincerely,

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Zachary Benedict, AIA, LEED AP  
*Principal*

(1) Enclosure

Cc: MKM File

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# Wabash Carnegie Public Library

## EXPANSION & RENOVATION

Bid Tabulation  
February 9, 2021

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GENERAL CONTRACTOR	BASE BID	Alternate - 1				Alternate - 2	Alternate - 3	Alternate - 4	TOTAL BID	Anticipated Start Date	Calendar Days to Complete
		ENLARGED VESTIBULE						REPLACE ROOFING			
Shawnee Construction & Engineering, Inc. 7701 Opportunity Drive Fort Wayne, IN 46703	\$4,522,000	\$561,000	\$74,000	\$67,000	\$67,000	\$67,000	\$99,000	\$5,323,000	5/2/2022	730	
Hamilton Hunter Builders, Inc. 915 S. Lafayette St. Fort Wayne, IN 46802	\$3,865,972	\$405,440	\$70,930	\$73,940	\$70,930	\$73,940	\$113,400	\$4,529,682	3/1/22	425	
CDI, Inc. 600 Wabash Ave. Terre Haute, IN 47807	\$4,294,000	\$180,000	\$67,000	\$48,000	\$67,000	\$48,000	\$110,000	\$4,699,000	3/1/22	365	
CME 7235 Vicksburg Pike Fort Wayne, IN 46804	\$4,587,000	\$492,000	\$118,000	\$92,000	\$118,000	\$92,000	\$148,000	\$5,437,000	3/1/2022	480	

NOTES :